The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on August 4, 2009 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Mark Maxwell
Philip Sanzica
Robert M. Schultz
Thomas Strat
John J. Tagle
Mark J. Vleck (arrived 7:38 p.m.)

Absent:
Lon M. Ullmann

Also Present:
Mark F. Miller, Planning Director
Christopher Forsyth, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2009-08-068
Moved by: Sanzica
Seconded by: Maxwell

RESOLVED, To approve the Agenda as prepared.

Yes: Edmunds, Hutson, Maxwell, Sanzica, Schultz, Strat, Tagle
Absent: Ullmann, Vleck (arrived 7:38 p.m.)

MOTION CARRIED

3. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

4. BOARD OF ZONING APPEALS (BZA) REPORT

There was no report available.

5. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported on the following items:

- July meeting cancelled; next scheduled meeting is August 19.
- Rochester and Big Beaver Road improvements.
- Big Beaver and I-75 Interchange improvements.
- Troy "Traffic Jam" at Columbia Center.
- "Jazz on the Corridor" at Columbia Center.

6. PLANNING AND ZONING REPORT

Mr. Miller reported on the following items:

- Troy Museum and Historic Village Expansion Site Plan Application - Scheduled for August 17, 2009 City Council agenda.
- Planning Commission August Regular meeting agenda.

STUDY ITEMS

7. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 240) – Amendment to Article 43, Board of Zoning Appeals Provisions

Mr. Miller reviewed the draft text amendment and announced a Public Hearing is scheduled on August 25, 2009.

[Mr. Vleck arrived at 7:38 p.m.]

After discussion, it was determined to draft text that would give the Planning Commission authority to forward a Resolution to the Board of Zoning Appeals (BZA) on its findings.

8. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 239) – Amendment to Article 28, Used Car Sales in M-1

Messrs. Hutson and Strat were recused from discussion on the item.

[Messrs. Hutson and Strat exited meeting.]

Mr. Miller reviewed the draft text amendment. He stated City Management has concerns that the proposed Zoning Ordinance Text Amendment would have a negative impact on the M-1 zoning district.

Mr. Miller addressed the following:

- Existing Zoning Ordinance regulations for car sales in the M-1 district.
- Troy "Auto Mall" experienced no negative affects.
- Used car showrooms permitted by right in B-2 and B-3 districts.
- Draft Zoning Ordinance Text Amendment based on text for B-2 zoning district.

Discussion/comments on proposed Section 28.30.14, A through F:

- Display of vehicles; interior, exterior, rear and/or front.
- Display of vehicles limited by number.
- Types of vehicles; new and/or used, exclude mobile homes, trailers, recreational vehicles.
- Lot size restrictions.
- M-1 properties that would qualify.
- Relation of proposed text to intent of the Master Plan.
- Requirement of fire suppression for interior storage.

[Messrs. Hutson and Strat returned to meeting.]

9. CHARTER TOWNSHIP OF SHELBY – DRAFT 2009 MASTER PLAN UPDATE – Review and Comment

Resolution # PC-2009-08-069
Moved by: Edmunds
Seconded by: Maxwell

RESOLVED, To postpone item to the next regularly scheduled meeting.

Yes: All present (8)
Absent: Ullmann

MOTION CARRIED

10. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 236) – Zoning Ordinance Rewrite Update

Mr. Miller reviewed the progress made on the Zoning Ordinance Rewrite and announced that working drafts would be ready for the September 1, 2009 Special/Study meeting. Mr. Miller also addressed the status of the interviews.

OTHER BUSINESS

11. PUBLIC COMMENT – Items on Current Agenda

There was no one present who wished to speak.

12. PLANNING COMMISSION COMMENT

Mr. Miller addressed the Planning Commission meeting schedule for September.

Mr. Miller addressed the status of the following Planned Unit Development projects:

- PUD 9, The Pavilions.
- PUD 7, Village at Big Beaver.
- PUD 6, Oasis at Centennial Park.
- PUD 5, Caswell Town Center.

Mr. Miller addressed the Michigan Association of Planning (MAP) annual conference. The conference will be in Mt. Pleasant, Michigan, from September 30 through October 3, 2009.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:30 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

Kathy L. Czarnecki

Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2009 PC Minutes\Final\08-04-09 Special Study Meeting_Final.doc